

# RODGERS & BROWNE

**GREAT NEW PRICE**

20 Beechlands Park, Seahill  
Holywood, BT18 0DR

*offers around £250,000*



## THE AGENTS PERSPECTIVE...

Located at the end of a wide, relatively traffic free cul-de-sac this is a quiet, peaceful location close to GlenCraig Primary and Rockport schools.

Backing onto wooded fringes of grazing pasture, this attractive detached home is the perfect place to come home to after a hard day!

The accommodation is bright, well planned and easy to maintain. There are three bedrooms, two reception rooms, large double glazed conservatory, kitchen with appliances, utility room and contemporary fully tiled bathroom. There is also an integral garage.

Set off by easily managed gardens, with in walking distance of the seashore, this is a lovely home for a professional couple or young family



76 High Street, Holywood, BT18 9AE

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Living room



Living room



Entrance hall



Dining room

### THE FACTS YOU NEED TO KNOW...

Three bedrooms, two receptions plus  
uPVC double glazed conservatory

Fitted kitchen with polished granite  
worktops

Separate utility room

Modern fully tiled bathroom with  
contemporary suite

Private, sheltered front and rear gardens

Integral garage

uPVC double glazing

Oil fired central heating

Quiet relatively traffic free cul de sac

Backing onto wooded fringes of farm  
grazing land

Popular and convenient location

Close to Glenraig Primary school and  
Seahill rail station

Coastal walks also nearby



Conservatory



Kitchen



Open plan to conservatory



Landing

## The Property Comprises...

### Ground Floor

uPVC double glazed front door and side panels.

### ENTRANCE HALL

Limestone tiled floor.

### LIVING ROOM

14' 0" x 10' 6" (4.27m x 3.2m)

Maple flooring. Feature painted stone fireplace, quarry tiled hearth, views into front garden.

Glass pane door to:

### DINING ROOM

9' 0" x 8' 9" (2.74m x 2.67m)

Maple flooring. Open to:

### uPVC DOUBLE GLAZED CONSERVATORY

13' 3" x 10' 6" (4.04m x 3.2m)

Power, lighting and heating. Picture rail. Ceramic tiled floor. Double uPVC double glazed doors to patio and garden.

### KITCHEN

11' 0" x 8' 9" (3.35m x 2.67m)

Extensive range of cream shaker style cupboards, polished granite worktops, inset one and a half tub stainless steel sink unit with mixer tap, stainless steel double oven, four ring ceramic hob, stainless steel splash back, stainless steel Neff cooker, canopy/extractor. Tiled walls, slate tiled floor, dishwasher, fridge, painted tongue and groove panelled ceiling. Pine half stable door to utility room. Oil fired central heating boiler.

### UTILITY ROOM

8' 9" x 7' 9" (2.67m x 2.36m)

Plumbed for washing machine, space for tumble dryer. Slate flooring. Door to garage. uPVC door to patio and garden.

Staircase with painted spindles and handrail to:



Bedroom one

First Floor

**BEDROOM (1)**  
13' 9" x 9' 0" (4.19m x 2.74m) (Rear) Plus built-in wardrobes. Laminate flooring. Wooded outlook.

**BEDROOM (2)**  
10' 9" x 10' 6" (3.28m x 3.2m) (Front) Laminate flooring.

**BEDROOM (3)**  
9' 6" x 7' 6" (2.9m x 2.29m) (Front) Laminate flooring. Built-in wardrobes.

**MODERN BATHROOM**  
7' 9" x 5' 6" (2.36m x 1.68m) White suite comprising panelled bath, Aqualisa thermostatically controlled shower over, pedestal wash hand basin, low flush wc, fully tiled walls, chrome heated towel rail, ceramic tiled floor, recessed lighting.

**LANDING**  
Shelved hotpress with lagged copper cylinder with Willis Water Heater. Roofspace storage.

Outside

**INTEGRAL GARAGE**  
Up and over door, light and power.

Tarmac driveway with double entrance lights. Screened uPVC oil fired tank.

Mature gardens to front and rear in lawns, flowerbeds and screened by hedges. Flagged patio BBQ area. Backing onto fields to rear. Garden lighting also flood lights.



Bedroom two



Bedroom three



Bathroom



Rear garden

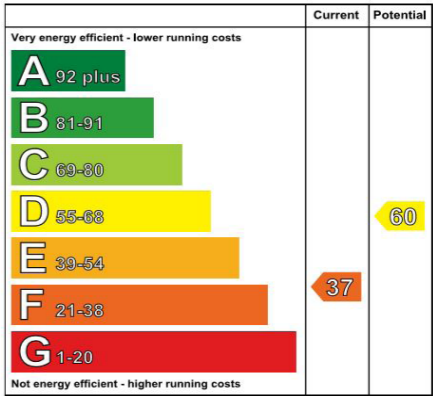
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [roddersandbrowne.co.uk](http://roddersandbrowne.co.uk).

ENERGY EFFICIENCY RATING (EPC)



TENURE

TBC.

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2017/2018 is TBC.

MANAGEMENT CHARGES

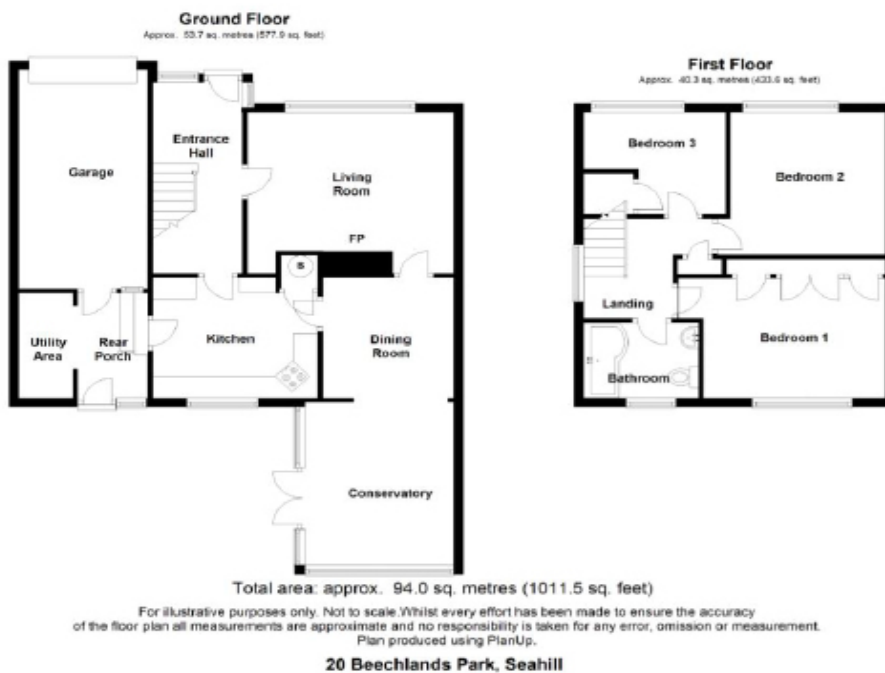
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VIEWING

By appointment with **RODDERS & BROWNE**.

## Location

Turn off main Belfast to Bangor A2 into Seahill Road. Continue to the left past Glenraig Primary School. Turn second left into extension of Seahill Road then second right is Beechlands Park.



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BROWNE**

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